

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **MARCH 28, 2006** HELD IN THE TOWN COUNCIL **CHAMBERS**, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:10 AM. by Chair Baily.

ATTENDANCE

Members Present:

Sandy Baily, Associate Planner

Suzanne Davis, Associate Planner

Julie Linney, Fire Department

Anthony Ghioffi, Senior Building Inspector

Fletcher Parsons, Associate Engineer

Vu Nguyen, Assistant Planner

PUBLIC HEARING

ITEM 1: 4 Bayview Court

Architecture and Site Application S-06-24

Requesting approval to demolish a single family residence and to construct a new single family residence and accessory building that exceeds 450 square feet on property zoned R-1D. APN 510-42-056

PROPERTY OWNER/APPLICANT: David Zicovich

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:
Richard Conrad, neighbor, had no concerns about the project but wanted to make sure that the house would not become a multi-family unit and that the turn-style walkway would be protected.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:

The project is Categorically Exempt pursuant to Section 15303 of the State Environmental Guidelines as adopted by the Town.

As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence.

- a. The Town's housing stock will be maintained as the house will be replaced.
- b. The existing structure has no architectural or historical significance and is in poor condition.

- c. The property owners do not desire to maintain the structure as it exists; the proposed architectural design cannot be accomplished without demolition of the existing house.
- d. The economic utility of the structure is such that the existing house is not viable to remodel.

The project is in compliance with the Residential Development Standards for single-family homes not in hillside residential zones.

As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.

- 7. *Davis* seconded, motion passed unanimously.
- 8. Appeal rights were cited.

PUBLIC HEARING

ITEM 2: 39 Ashler Avenue
Architecture and Site Application S-06-39

Requesting approval to demolish an existing single family residence and to construct a new single family residence and detached garage with reduced setbacks on property zoned R-1:8. APN 410-15-004.

PROPERTY OWNER: Andrew Coven & Alison Brunner

APPLICANT: Flury Bryant Design Group

- 1. *Chair Baily* opened the public hearing.
- 2. Staff gave report on proposed project.
- 3. Applicant was introduced.
- 4. Members of the public were not present.
- 5. Public hearing closed.
- 6. *Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:

The project is Categorically Exempt pursuant to Section 15303 of the State Environmental Guidelines as adopted by the Town.

As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence.

- a. The Town's housing stock will be maintained as the house will be replaced.
- b. The existing structure has no architectural or historical significance, the foundation needs to be removed and completely replaced, and the proposed remodel and second story addition cannot be accomplished without resulting in a technical demolition.
- c. The property owners do not desire to maintain the structure as it exists; the proposed architectural design cannot be accomplished without demolition of the majority of the existing house.
- d. The economic utility of the structure is such that the existing house is not viable to remodel.

The project is in compliance with the Residential Development Standards for single-family homes not in hillside residential zones.

As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.

7. *Parsons* seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 3: 16961 Placer Oaks Rd

Subdivision Application M-06-01

Architecture and Site Application S-06-016 (lot #1)

Architecture and Site Application S-06-017 (lot #2)

Requesting approval of a two lot subdivision on property zoned R-1:8 and approval to demolish a single family residence and to construct a new residence on each of the newly created lots. APN 529-14-059.

PROPERTY OWNER/APPLICANT: Howell & McNeil Development LLC

Deemed incomplete by Planning Division, does not need to return to Development Review Committee. Tentatively scheduled for the Planning Commission meeting of May 10, 2006.

ITEM 4: Parking Lot 5

Review of building permit for parking lot improvements which include resurfacing and restriping. APN 529-03-029

APPLICANT/OWNER: Town of Los Gatos

Building permit was reviewed and comments were made which will be incorporated in final plans.

ADJOURNMENT

Meeting adjourned at 9:45 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

Sandy L. Baily, Associate Planner